

Case No. BZA 34-83 - Taylor Rental Center, 3246 West 13th Street, Wichita, requests an exception to permit the establishment of a truck, trailer and equipment rental business on property zoned the "LC" Light Commercial and

5799D
200th Sec. 96-83
Checked 9-28-83
chat
Record

ACTION

BZA 34-83 DEFER/MD. 6-8-83
DATE

BZA DEFER 1 MD. 7-26-83

BZA APPROVED 8-23-83

POSTED
5-8-83
6:57 P.M.

5249B
2004 Sec. 26-83
Checked 9-28-83 ✓
Shot ✓
Record ✓

Case No. BZA 34-83 - Taylor Rental Center, 3246 West 13th Street, Wichita, requests an exception to permit the establishment of a truck, trailer and equipment rental business on property zoned the "I-1" Light Commercial and

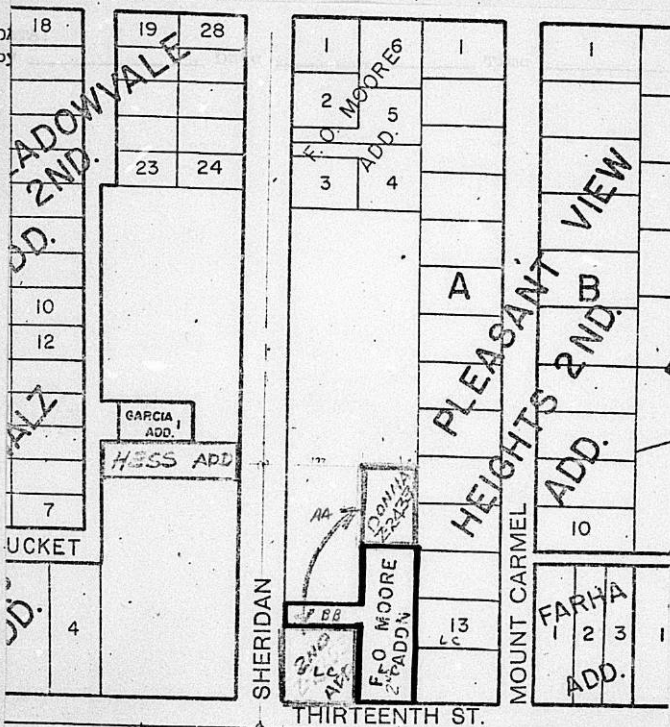
Map No. 5249 B
 Sec. _____
 Twp. _____
 Range _____

BZA- 34-83
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: _____ (_____ ft. by _____ ft.)
2. Adjoining Zoning: E LC2A S LC2AB W LC2AA N AA
3. Land Use: East Club & Commercial South Office
 West Service St. & Res. North Residential
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted.

PHOTO DATA
 Taken by _____



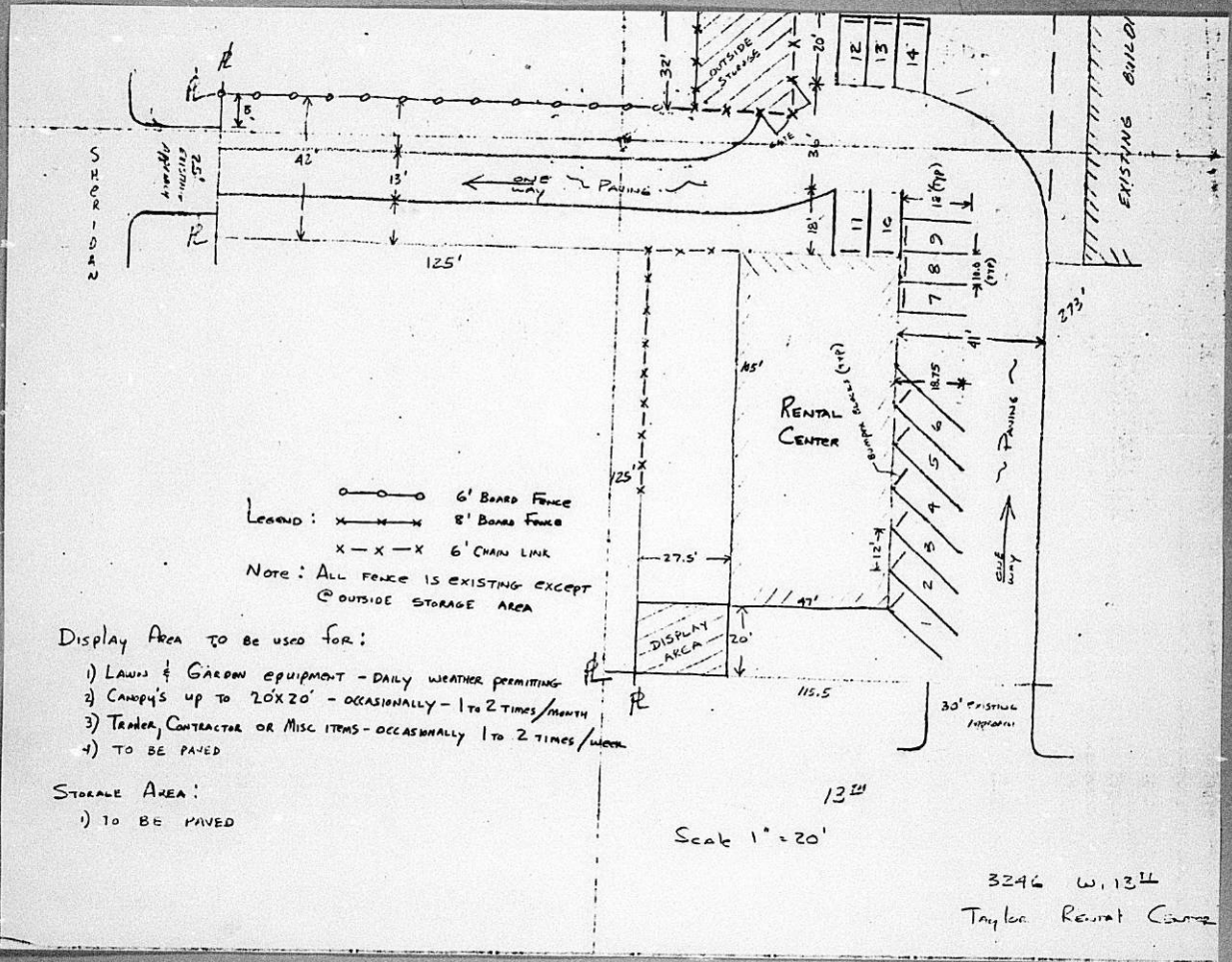
LOS ANGELES, CALIFORNIA
 HASTING, IN
 MCGREGOR, TX, LOCUST GROVE, GA
 U.S.A.

Standard
 No. 2-153C

STUART W. GRIBBLE, P.A.
Attorney At Law

1333 N. BROADWAY SUITE B
WICHITA, KS. 67214

OFF: (316) 264-2429
(316) 722-8308



Legend:
 ○ ○ ○ ○ 6' BOARD FENCE
 X X X X 8' BOARD FENCE
 - - - - 6' CHAIN LINK
 Note: ALL FENCE IS EXISTING EXCEPT
 @ OUTSIDE STORAGE AREA

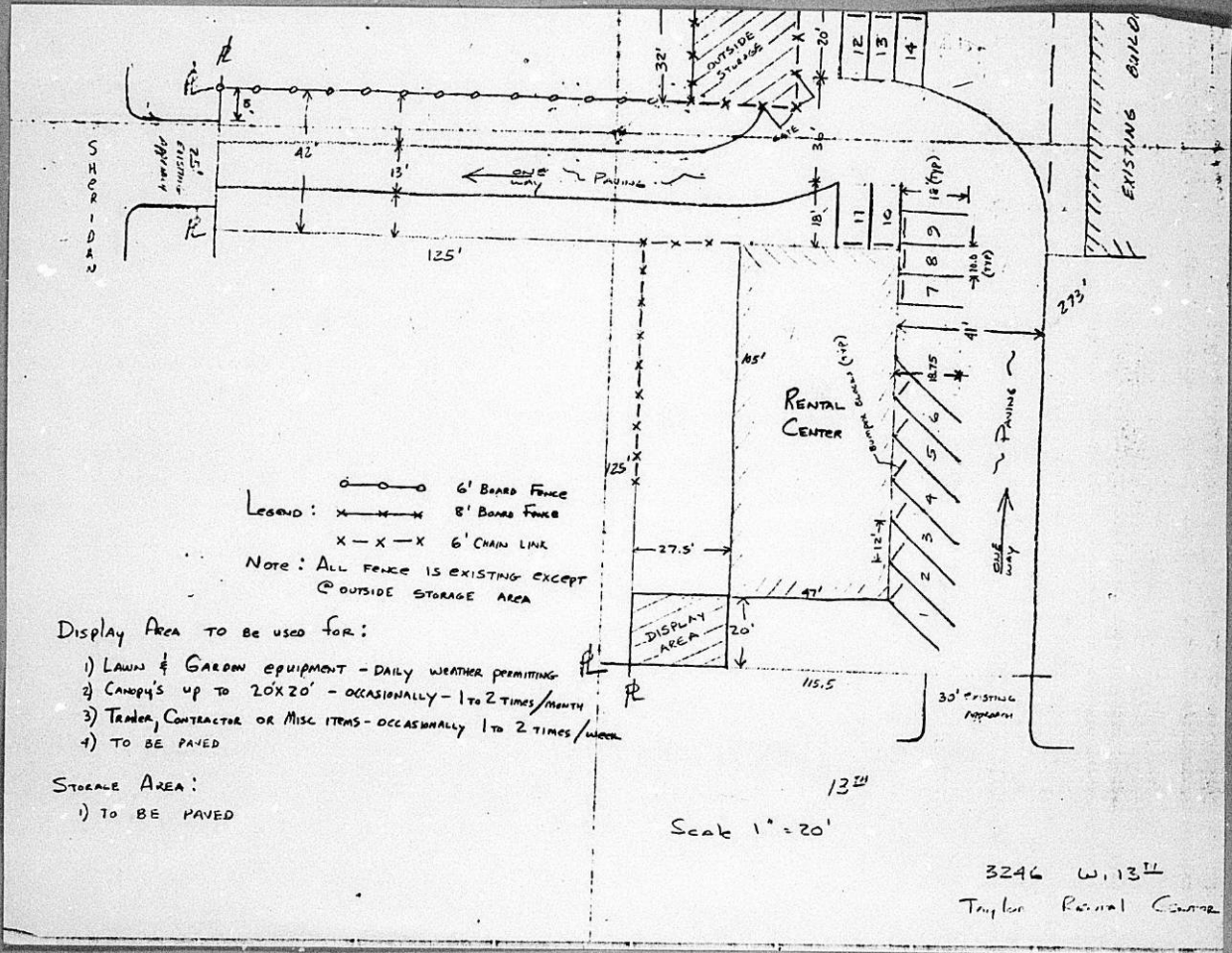
Display Area to be used for:

- 1) LAWN & GARDEN equipment - DAILY WEATHER PERMITTING
- 2) Canopy's up to 20'x20' - OCCASIONALLY - 1 to 2 TIMES/MONTH
- 3) Trailer, CONTRACTOR OR MISC ITEMS - OCCASIONALLY 1 to 2 TIMES/WEEK
- 4) TO BE PAVED

- Storage Area:
- 1) TO BE PAVED

Scale 1" = 20'

3246 W. 13th
Taylor Rental Center



December 12, 1983

Mr. Ford Duke
1602 Westlynn
Wichita, Ks. 67212

Re: Case No's. BZA 34-83 & 39-83

Dear Mr. Duke:

On August 23, 1983 the Board of Zoning Appeals approved an exception and a variance on the property known as 3246 West 13th Street. Resolutions setting forth the approval of these cases were mailed to you on August 24, 1983. Condition number 12 of Resolution No. BZA 34-83 states that you must comply with all conditions of approval within 120 days or the resolution shall become null and void.

Mr. Azim of Central Inspection advised me a few days ago that you have not complied with all of these conditions and would be contacting you. On December 7, 1983 I happened to be in the area and observed that you have not surfaced or striped your required parking spaces or provided the surfaced driveway to Sheridan. It would appear that you will have to take immediate steps to comply with the conditions of the Board or the Resolution authorizing the rental business and the variance of the parking will become null and void.

As the property owner it is your responsibility to see that your property is in compliance with all regulations and the conditions of the resolutions. Your cooperation of immediate compliance would be appreciated.

Should you have any questions, please don't hesitate to give me a call.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

cc: Taylor Rental Center, 3241 West 13th, Wichita 67203
Stuart Gribble, 1333 North Broadway, Suite B, Wichita 67214
Robert Feldner, Superintendent of Central Inspection
Ed Azim, Zoning Inspector

August 24, 1983

Taylor Rental Center
3246 West 13th Street
Wichita, Ks. 67203

Re: Case No.'s. BZA 34-83 & BZA 39-83
Request for Exception & Variance

Gentlemen:

Enclosed are signed copies of the Resolutions adopted by the Board of Zoning Appeals on August 23, 1983.

These Resolutions reflect the official action of the Board to approve the requests and set out the conditions of approval. These are forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad
Enclosures

cc: Stuart Gribble, 1333 North Broadway, Suite B, Wichita 67214
Robert Feldner, Superintendent of Central Inspection (2)
Don Gisick, City Clerk

RESOLUTION NO. BZA 34-83

WHEREAS, Taylor Rental Center, 3246 West 13th Street, Wichita, Kansas, requests an exception as provided in Section 2.12.590.C, Code of the City of Wichita, to permit the establishment of a truck, trailer and equipment rental business on property zoned the "LC" Light Commercial District and legally described as follows:

F. O. Moore 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street and east of Sheridan.

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of August 23, 1983, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a truck, trailer and equipment rental business on property zoned the "LC" Light Commercial District subject to the conditions outlined in Section 28.04.183.2, Code of the City of Wichita.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita, that this application be approved to permit the establishment of a truck, trailer and equipment rental business on property zoned the "LC" Light Commercial District legally described as follows:

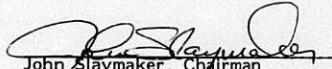
F. O. Moore 2nd Addition to Wichita, Sedgwick County, Kansas. Generally located on the north side of 13th Street and east of Sheridan.

subject to the following conditions:

1. The applicant shall submit a revised site plan showing compliance with all conditions as set forth herein prior to release of the Resolution authorizing the issuance of any permit for the occupancy as a truck, trailer and equipment rental business.
2. All storage and display areas shall be paved with concrete or asphalt.
3. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
4. Signs shall comply with the sign limitations of the zoning ordinance for the "LC" Light Commercial District.
5. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
7. A six to eight foot high solid wall constructed of masonry, architectural tile or wood shall be erected along the entire property line adjacent to the residential zoning districts. Such fence shall be reduced to 3 feet in height within 25 feet of Sheridan Street right-of-way.
8. There shall be no display or storage of trucks, trailers or equipment within 20 feet of street right-of-way line of 13th Street.
9. Outdoor storage and display shall be limited to equipment, trucks and trailers, which shall be arranged in a neat and orderly manner and located within areas designated as display areas or outside storage.

10. Parking areas shall be striped and marked in accordance with a plan approved by the Traffic Engineer. Barriers shall be provided to protect the use of unauthorized, unsurfaced areas by vehicles.
11. Areas not surfaced shall be landscaped and maintained free of debris and weeds.
12. All conditions of approval shall be complied with within 120 days of approval by the Board of Zoning Appeals or the resolution shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of August 1983.


John Slaymaker, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE June 17, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 34-83: North Side of
13th Street, east of Sheridan

On Wednesday, June 15th, CPO Neighborhood Council Area "M" considered a request by Taylor Rental Center for a zoning exception to permit the establishment of a truck, trailer, and equipment rental business on property in the "LC" Light Commercial and "BB" Office Districts. The Council voted 6-2 to recommend that the case be deferred subject to staff comments: ...that the case be deferred until such time the applicant submits a site plan showing compliance with all requirements for such use. This should include appropriate screening adjacent to all residential zoning, all surfacing and off-street parking for all uses on the application area, and the removal of all violations of the zoning ordinance.

Terry Moore, applicant, and Ford Duke, agent, were present to describe the request and respond to questions from the Council. No area residents or property owners were in attendance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. Mr. Duke indicated that he planned to remove the salvage vehicles from the property and construct a screening fence adjacent to residential properties.

In voting to recommend that the case be deferred subject to staff comments, the Council was supportive of the use of the property as a truck, trailer, and equipment rental business, but felt the property should comply with applicable zoning ordinances.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 34-83 is considered on Tuesday, June 28th.



Stan Scott
Administrative Aide III

SS:dm

RECEIVED

AUG 18 1983

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 34-83

APPLICANT: Taylor Rental Center, 3246 West 13th Street,
Wichita, Kansas.

AGENT: Stuart Gribble, 1333 North Broadway, Suite B,
Wichita, Kansas.

OWNER: Ford M. Duke, 1602 West Lynn, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.2, Code
of the City of Wichita to permit the establish-
ment of a truck, trailer and equipment rental
business in the "LC" Light Commercial District.

GENERAL LOCATION: On the north side of 13th Street and east of
Sheridan (3246 West 13th).

ZONING: Subject property is zoned the "LC" Light Commercial
District and the "BB" Office District. Property to
the east is "LC". To the west is "LC" and "AA".
To the south is "LC" and "BB".

LAND USE: Subject property is a rental business that has never
been approved and part of the property has salvage
cars. To the north is residential. To the west
and east is Commercial development and to the south
offices.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a truck, trailer and equipment rental business on the premises with an existing business presently operating at this location. The property owner of the application area owns two of the adjacent parcels to the west and north.

It should be noted that this application area is zoned the "LC" Light Commercial District and the "BB" Office District. The office district is a strip of land 42' wide extending to Sheridan that cannot be utilized for the rental business but could be used for additional off-street parking and an exit driveway. The original buildings on the property were built prior to annexation to the city, and at that time were used as boat sales. More recently the buildings have been used for retail businesses such as a hardware store.

Truck, trailer and equipment rental is permitted in the "LC" Light Commercial District only by exception when approved by the Board of Zoning Appeals. The use must be contiguous to a major street which in this case 13th Street is an arterial street meeting that qualification. All storage display and off-street parking must be surfaced with asphalt, asphaltic concrete or concrete. In addition, a use that is to be expanded, must comply with all conditions for development of the property in the "LC" district, including any screening necessary to protect adjacent properties.

Since this case was first filed by the owner, screening has been provided along the north adjacent to the residential district. In addition, the applicant has requested a variance of the required number of off-street parking spaces in order to bring the property into compliance with the zoning ordinance. Also the owner has removed a number of old vehicles from the property at the request of Central Inspection due to a zoning violation. At this writing, it is uncertain as to total compliance with a citation for the illegal use of the owner's property to the north located in the "AA" One-family Dwelling District.

After two separate deferrals by the owner, a very sketchy site plan showing 14 surfaced off-street parking spaces has been submitted. Also the general location of the proposed outdoor storage and display areas and the required screening fences. Although the owner did not want to surface the parking and display areas, the approval cannot be granted without such improvements.

It should be noted that the zoning policy for West 13th Street is to look with favor on "LC" zoning from Meridian to Sheridan, but from Sheridan west, it is for "BB" Office zoning. In light of the fact that this is on the fringe of the "LC" area, and the properties to the south are office uses, it is the opinion of the Secretary that the proposed use is inappropriate.

RECOMMENDATION:

It is the Secretary's opinion that the proposed use at this location should be denied. However, should the Board wish to consider the request for a truck, trailer and equipment rental business on the property, it is the Secretary's recommendation that any approval shall be subject to the following conditions:

1. The applicant shall submit a revised site plan showing compliance with all conditions as set forth herein prior to release of the Resolution authorizing the issuance of any permit for the occupancy as a truck, trailer and equipment rental business.
 2. All storage and display areas shall be paved with concrete or asphalt.
 3. All lights shall be shielded to reflect or direct light away from adjoining property. No string-type lighting shall be permitted.
 4. Signs shall comply with the sign limitations of the zoning ordinance for the "LC" Light Commercial District.
 5. No sound projecting devices or loudspeakers shall be used so as to be heard beyond the property lines.
 6. No repair work shall be conducted except in an enclosed building, and further provided that no body or fender work is done.
 7. A six to eight foot high solid wall constructed of masonry, architectural tile or wood shall be erected along the entire property line adjacent to the residential zoning districts. Such fence shall be reduced to 3 feet in height within 25 feet of Sheridan Street right-of-way.
 8. There shall be no display or storage of trucks, trailers or equipment within 20 feet of street right-of-way line of 13th Street.
 9. Outdoor storage and display shall be limited to equipment, trucks and trailers, which shall be arranged in a neat and orderly manner and located within areas designated as display areas or outside storage.
 10. Parking areas shall be striped and marked in accordance with a plan approved by the Traffic Engineer. Barriers shall be provided to protect the use of unauthorized, unsurfaced areas by vehicles.
 11. Areas not surfaced shall be landscaped and maintained free of debris and weeds.
-

July 28, 1983

Mr. Ford M. Duke
1602 West Lynn
Wichita, Ks. 67212

Re: Case No. BZA 34-83
Request for Exception

Dear Mr. Duke:

Your request for an exception to permit a truck, trailer and equipment rental business was deferred at the meeting of the Board of Zoning Appeals on Tuesday, July 26, 1983. The Board was specific that this was the last deferral that would be considered.

I have received an additional application on your property to reduce the amount of required off-street parking spaces for the property. This will be advertised and considered at the next regular meeting to be held on August 23, 1983.

If you have any questions on this matter, please give me a call.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: Taylor Rental Center, 3246 West 13th Street, Wichita 67203
Stuart Gribble, 1333 North Broadway, Suite B, Wichita 67214

THE CITY OF WICHITA

OFFICE OF **CITIZEN PARTICIPATION**

DATE June 17, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 34-83: North Side of
13th Street, east of Sheridan

On Wednesday, June 15th, CPO Neighborhood Council Area "M" considered a request by Taylor Rental Center for a zoning exception to permit the establishment of a truck, trailer, and equipment rental business on property in the "LC" Light Commercial and "BB" Office Districts. The Council voted 6-2 to recommend that the case be deferred subject to staff comments: ...that the case be deferred until such time the applicant submits a site plan showing compliance with all requirements for such use. This should include appropriate screening adjacent to all residential zoning, all surfacing and off-street parking for all uses on the application area, and the removal of all violations of the zoning ordinance.

Terry Moore, applicant, and Ford Duke, agent, were present to describe the request and respond to questions from the Council. No area residents or property owners were in attendance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. Mr. Duke indicated that he planned to remove the salvage vehicles from the property and construct a screening fence adjacent to residential properties.

In voting to recommend that the case be deferred subject to staff comments, the Council was supportive of the use of the property as a truck, trailer, and equipment rental business, but felt the property should comply with applicable zoning ordinances.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 34-83 is considered on Tuesday, June 28th.



Stan Scott
Administrative Aide III

SS:dm

RECEIVED

JUN 17 1983

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 34-83

APPLICANT: Taylor Rental Center, 3246 West 13th Street,
Wichita, Kansas.

AGENT: Ford M. Duke, 1602 West Lynn, Wichita, Kansas.

REQUEST: Exception pursuant to Section 28.04.183.2, Code
of the City of Wichita to permit the establish-
ment of a truck, trailer and equipment rental
business in the "LC" Light Commercial District.

GENERAL LOCATION: On the north side of 13th Street and east of
Sheridan (3246 West 13th).

ZONING: Subject property is zoned the "LC" Light Commercial
District and the "BB" Office District. Property to
the east is "LC". To the west is "LC" and "AA". To
the south is "LC" and "BB".

LAND USE: Subject property is a rental business that has never
been approved and part of the property has salvage
cars. To the north is residential. To the west
and east is Commercial development and to the south
offices.

JURISDICTION:

The Board has jurisdiction to consider this request under the provisions outlined under Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception provided the conditions set out in Section 28.04.183.2 can be complied with.

COMMENTS BY THE SECRETARY:

The applicant is requesting an exception to permit the establishment of a truck, trailer and equipment rental business on the premises with an existing business presently operating at this location. The applicant is a lessee and the agent is the property owner of the application area and two of the adjacent parcels.

It should be noted that this application area is zoned the "LC" Light Commercial District and the "BB" Office District. The office district is a strip of land 42' wide extending to Sheridan that cannot be utilized for the rental business but could be used for additional off-street parking and an exit driveway. The original buildings on the property were built prior to annexation to the city, and at that time were used as boat sales. More recently the buildings have been used for retail businesses such as a hardware store.

Truck, trailer and equipment rental is permitted in the "LC" Light Commercial District only by exception when approved by the Board of Zoning Appeals. The use must be contiguous to a major street which in this case 13th Street is an arterial street meeting that qualification. All storage, display and off-street parking must be surfaced with asphalt, asphaltic concrete or concrete. In addition, a use that is to be expanded, must comply with all conditions for development of the property in the "LC" district, including any screening necessary to protect adjacent properties.

In this case, it is apparent that the property contains several zoning violations including the use of part of the property as a small automobile wrecking yard as defined in the City Code. In addition the building to the rear has been stated to be used as a warehouse for the owner, also not a permitted use in the "LC" district. In addition, it appears the property to the north of the "LC" which is located in the "AA" One-family Dwelling District has also been converted to a storage building for ceramics.

The applicant has submitted a very sketchy site plan that does not show the required number of off-street parking spaces nor the screening required adjacent to the residential zoning districts. In addition, the applicant indicates that he does not wish to surface the parking and storage areas. These are requirements of the ordinance and the surfacing requirement cannot be varied by the Board as it is prohibited by the enabling legislation.

It should be noted that the zoning policy for West 13th Street is to look with favor on "LC" zoning from Meridian to Sheridan, but from Sheridan west, it is for "BB" Office zoning. In light of the fact that this is on the fringe of the "LC" area, and the properties to the south are office uses, it is the opinion of the Secretary that the proposed use is inappropriate.

RECOMMENDATION:

It is the Secretary's opinion that the proposed use at this location should be denied. However, should the Board wish to consider the request for a truck, trailer and equipment rental business on the property, it is the Secretary's recommendation that the case be deferred until such time the applicant submits a site plan showing compliance with all requirements for such use. This should include appropriate screening adjacent to all residential zoning, all surfacing and off-street parking for all uses on the application area, and the removal of all violations of the zoning ordinance.

BZA CASE NO. 34-83

2 NOTICES SENT TO APPLICANT/AGENT

9 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

12 NOTICES SENT TO ADJOINING PROPERTY OWNERS

24 TOTAL NOTICES SENT 6-8-83

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

June 8, 1983

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 34-83

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by Taylor Rental Center, 3246 West 13th Street, Wichita, Kansas, requesting an exception.

Pursuant to Section 2.12.500 C, of the Code of the City of Wichita, the applicant is requesting an exception to permit the establishment of a truck, trailer and equipment rental business on property located in the "LC" Light Commercial and "BB" Office Districts. A legal description of the applicant's property is as follows:

F. O. Moore 2nd Addition to Wichita, Sedgwick County, Kansas.
Generally located on the north side of 13th Street and east of
Sharidan.

This application has been assigned Case BZA 34-83. It will be considered by the Board of Zoning Appeals on June 28, 1983 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested exception you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE June 17, 1983

TO Glen Lytle, Special Assistant for Zoning

FROM Stan Scott, Administrative Aide III

SUBJECT BZA 34-83: North Side of
13th Street, east of Sheridan

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Terry Moore, applicant, and Ford Duke, agent, were present to describe the request and respond to questions from the Council. No area residents or property owners were in attendance. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. Mr. Duke indicated that he planned to remove the salvage vehicles from the property and construct a screening fence adjacent to residential properties.

In voting to recommend that the case be deferred subject to staff comments, the Council was supportive of the use of the property as a truck, trailer, and equipment rental business, but felt the property should comply with applicable zoning ordinances.

Please provide the Council's recommendation and comments to the Board of Zoning Appeals when BZA 34-83 is considered on Tuesday, June 28th.



Stan Scott
Administrative Aide III

SS:dm

RECEIVED

JUN 17 1983

METROPOLITAN PLANNING

ROUTE _____

BOARD OF ZONING APPEALS

CASE NO. 34-83

CITY OF WICHITA, KANSAS

FILED 5-27-83

APPLICATION FOR EXCEPTION
~~VARIANCE~~

I. Name of Applicant Taylor Rental Center
 Mailing Address 3246 W. 13TH Phone 942-6332
 Name of Authorized Agent Ford M. Duke
 Mailing Address 1602 West Lynn Phone 942-5014
 Relationship of applicant to property is that of LESSEE
 (Owner, Tenant, Lessee, Other)

II. The ~~variance~~ ^{Exception} requested is ALLOW LESSEE TO OPERATE
A TRAILER, TRUCK RENTAL (U-HAUL DEALER)
ALONG WITH HIS EQUIPMENT RENTAL BUSINESS
 for property located on the north side of 13th Street and east of said
3246 W. 13TH

and legally described as: F.O. MOORE 2ND
ADDITION

in the City of Wichita; and which is presently zoned LC & BB

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant Taylor Rental Center

Authorized Agent Ford M Duke

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 5:00 (~~am~~-p.m.), MAY 27, 1983, together with appropriate fee of 200.00.

Signed [Signature]

BOARD of ZONING Appeals
CITY of WICHITA, KANSAS

5-27-83

Gentlemen,

We propose to operate a U-Haul dealership engaging in trailer and vehicle rental at the noted address. This operation will be in conjunction with our current operation which is equipment and party goods rental.

It is our belief that we will present and maintain a good image to the current adjacent property owners and not develop into a blight on the community. To aid in this we will construct an 8 foot high board fence as shown on the attached drawings to screen the drive areas from the general view. The gates we would use are to be chain link so as to aid in security

OF THE AREA, THIS ALLOWS A SECURITY CHECK AND PREVENTS ILLICIT OPERATIONS BY INTRUDERS. IF YOU WOULD PREFER WE CAN INSTALL BOARD GATES THAT FULLY SCREEN THE VIEW BUT WOULD PREFER THE CHAIN LINK FROM A SECURITY STANDPOINT.

FOR THE MOST PART ALL TRAILER AND EQUIPMENT WILL BE KEPT INSIDE THE BUILDING OR BEHIND THE FENCE. WE WOULD RESERVE THE RIGHT TO DISPLAY RENTAL ITEMS IN A DESIGNATED AREA AS SHOWN ON THE ATTACHED DRAWING.

DUE TO THE NATURE OF OUR BUSINESS WE INTEND TO MAINTAIN THE EXISTING DRIVES IN THEIR PRESENT CONDITION WITH OUR OWN EQUIPMENT. SHOULD PAVING OF ANY AREAS BE REQUIRED BY THE BOARD WE WOULD ASK FOR A WAIVER OR DELAY IN THIS REQUIREMENT TILL WE

CAN AFFORD TO INSTALL PAVING.
THE CURRENT SURFACES HAVE
SERVED THE BUSINESSES IN THIS
AREA FOR THE LAST 25 YEARS
AND WITH OUR MAINTAINING
THEM CAN DO SO FOR A LONG
TIME TO COME.

IT IS OUR BELIEF THAT THIS
BUSINESS WILL BENEFIT THE
AREA AND WE WILL CONDUCT
IT IN A MANNER TO ENHANCE
THE AREA.

WE INVITE YOU TO VISIT
OUR STORE AND SEE FOR YOURSELF
THAT THIS IS NOT A TYPICAL
DIRTY EQUIPMENT OPERATION

YOURS VERY TRULY

Taylor Rental Center

Ford M Duke
AGENT

OWNERSHIP LIST

Legal Description

Owner/Address

Lot 1, Block A,
F. O. Moore Second Addition

✓ United American Bank and Trust Company,
Wichita, Kansas, Trustee, 750 E. 21st
Wichita, Kansas 67214

Lot 1, Gow Acres

✓ Ronald F. Lane
108 S. Willo-esque
Wichita, Kansas 67209

Lot 9, Block A,
Pleasant View Heights 2nd Addition

✓ Elsie M. Fullerton & Beverly C. Parker
1429 N. Mt. Carmel
Wichita, Kansas 67203

Lots 10, 11, 12 and 13, Block A,
Pleasant View Heights 2nd Addition

✗ Northwest Commercial Investors
No Address Available

Lot 1, Block 1,
Farha Addition

✗ Matthew Investments, Inc.
No Address Available

Lots 1 and 2, Block A,
Kastens Addition

✓ James L. Kastens, Patricia B. Kastens, Mary
L. Seibel, 3027 River Park Dr.
Wichita, Kansas 67203

Lot 1, Frey Addition

✓ Kansas Children's Service League
1365 N. Custer
Wichita, Kansas 67203

Lot 1, Donna's 2nd Addition

A Ford M. & Donna S. Duke
1602 West Lynn
Wichita, Kansas 67212

A tract beginning at a point in the South line of the Southeast Quarter of Section 12, Township 27 South, Range 1 West of the 6th P.M. and 430 feet East of the Southwest Corner of the Southeast Quarter of Section 12, thence North parallel with the East line of the West Half of the Southwest Quarter of the Southeast Quarter of Section 12, a distance of 150 feet; thence West parallel with the South line of the Southeast Quarter of said Section 12, a distance of 149.5 feet more or less to the East line of West 17 rods of said Southeast Quarter, thence South parallel with the East line of the West Half of the Southwest Quarter of the Southeast Quarter of Section 12, a distance of 150 feet, thence East along the South line of said Southeast Quarter a distance of 149.5 feet to the point of beginning.

A Northwest Commercial Investors
No Address Available

A tract in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 27, Range 1 West of the 6th P.M., described as follows: Beginning at a point on the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 463 feet North of the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12-27-1W; thence East 280.5 feet; thence North 80 feet; thence West 280.5 feet; thence North 80 feet to the point of beginning, except that portion used for street purposes.

✓ John A. & Anne M. Loehr
1500 N. Sheridan
Wichita, Kansas 67203

Legal Description

Owner/Address

The North 98 feet of a tract beginning 217 feet North of the SW corner of the SE $\frac{1}{4}$ of Section 12, Township 27, Range 1 West of the 6th P.M., Sedgwick County, Kansas, thence East 177.07 feet, thence North 246 feet, thence West 177.07 feet, thence South 246 feet to place of beginning, Except the West 40 feet thereof dedicated for street purposes.

✓ James S. & Jacque Lu Lichtenberger
1426 N. Sheridan
Wichita, Kansas 67203

A Tract in the Southwest Quarter of the Southeast Quarter of Section 12, Township 27 South, Range 1 West of the 6th P.M., in Sedgwick County, Kansas, described as follows: Beginning at a point on the West line of said Southwest Quarter of the Southeast Quarter and 217 feet North of the Southwest corner thereof; thence East parallel with the South line of said Southwest Quarter of the Southeast Quarter a distance of 177.07 feet; thence North 246 feet; thence West 177.07 feet to the West line of said Southwest Quarter of the Southeast Quarter; thence South 246 feet to the point of beginning, except the North 98 feet thereof.

✓ Lois E. & Flossie E. Sutton
1420 N. Sheridan
Wichita, Kansas 67203

A tract in the Southwest Quarter of the Southeast Quarter of Section 12, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 463 feet North and 177.07 feet East of the Southwest Corner of said Southeast Quarter, thence East parallel with the South line of said Southwest Quarter of the Southeast Quarter of Section 12, a distance of 103.43 feet, thence South 140 feet, thence West 103.43 feet, thence North 140 feet to the point of beginning.

D Ford M. & Donna S. Duke
1602 West Lynn
Wichita, Kansas 67212

A tract in the East half of the East half of the SE Quarter of the SW Quarter of Section 12-27-1W, beginning 119.75' West of the SE corner of SW Quarter; thence North parallel to center line of Section 300'; thence West 105'; thence South 300' to Sec Line; thence East to beginning, all in Sedgwick County, Kansas.

Delmar Joe Cowan and Jean Cowan a/k/a
Linda Jean Cowan
✓ ~~No Address Available~~
1732 N. West 67203

A tract in the East Half of the East Half of the Southwest Quarter of Section 12, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 200 feet North of Southeast corner of said Southwest Quarter, thence West 119.75 feet, North 100 feet, East 119.75 feet, South 100 feet to beginning, except that portion taken for street.

✓ Larry Charles & Katherine Christine Laughary
1423 N. Sheridan
Wichita, Kansas 67203

Beginning at the Southeast corner of the Southwest Quarter of Section 12, Twp. 27 S, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 200 feet; thence West 119.75 feet; thence South 200 feet; thence East to beginning, except that portion taken for street.

✓ C. E. & Esther Laughary
3304 W. 13th
Wichita, Kansas 67203

Legal Description

Beginning 300 feet North of the Southeast corner of the Southwest Quarter of Section 12, Twp. 27 S, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 132.27 feet; thence West 329.35 feet; thence South 132.27 feet; thence East to beginning.

Owner/Address

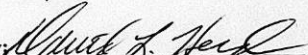
Lester L. & Aq Bee Lary
1435 N. Sheridan
Wichita, Kansas 67203

Columbian National Title Insurance of Wichita, Inc., hereby certifies the foregoing to be a true and correct list of all property owners within a 200 foot radius of the following described property:

Lot 1, Block A,
F. O. Moore Second Addition to Wichita,
Sedgwick County, Kansas.

Dated this 19th day of May, 1983, at 7:00 a.m.

Columbian National Title Insurance of
Wichita, Inc.

By: 
David L. Herd
Licensed & Bonded Abstracter

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2